



Town of West Tisbury
PLANNING BOARD
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September 13, 2023

Rich Saltzberg
MVC
P.O. Box 1447
Oak Bluffs, MA 02557

Subject: South Mountain Company, Inc., Modification to a previously approved plan of Assessor's Map 10, Lot 200, Rock Pond Road, to construction four houses on a previously approve subdivision to create a 3.17acre lot, under the following criteria:

The permanent restrictions previously included will remain:

- **Houses #1+3: Restricted to 140% AMI**
- **House #2: Restricted to 80% AMI and constructed under the direction of Habitat for Humanity.**
- **House #4: Restricted to year-round housing**

All four houses will comply with all zoning provisions, such as height limits, setbacks, massing, etc.

In addition, the following architectural design criteria will be imposed on all the homes:

- **Houses #1-3**
- **Max. 1,000sf footprint of conditioned space.**
- **Previous home design footprint was 796 sf**
- **House #4 Proposed design:**
Max. 1,200sf footprint house
Plus a Max. 700sf footprint of detached bedroom/garage
Max 1,900sf footprint
- **Required 60' no-cut, no build buffer zone setback at east property line.**

The board has reviewed and discussed the proposal at a public hearing held on September 11, 2023 and we have determined the following:

- **Island Housing Trust will hold a ground lease on the property.**
- **The houses will include roof mounted solar panels.**
- **The road that will serve the property is adequate and has been supporting traffic for several**

years.

- The applicants shall install enhanced nitrogen septic systems.
- The applicants are currently awaiting the results of a water quality test. The board requires ground water testing for PFAS.
- All buildings will have enough solar power to offset energy.
- All three income restricted houses will be single story and include full basements.
- The unit owners shall form a Road Association to maintain the road within the property.
- Any alterations to these plans will require review by the Planning Board and the MVC.

The Planning Board respectfully refers this application to you under DRI Checklist number 1.3 D for a concurrence review. We feel this is a thoughtful comprehensive plan.

Best regards,

Leah Smith, Chairman

Cc: Joe Tierney, ZBA, Board of Health.